

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb & postcode 9/365 Little Bourke Street, MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price X or range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$525,000 Property type Apartment Suburb Melbourne
Period - From 01/01/22 to 31/12/22 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 11/30 Oliver Lane	\$1,653,000	01/02/23	119m2	2	1	0
2. 7B/27 Russell Street	\$1,592,000	10/11/22	100m2	2	2	1
3. 5/192 Little Collins Street	\$1,650,000	30/11/22	159m2	2	2	0

This Statement of Information was prepared on: 05/05/2023

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 601/166 Flinders Street	\$1,500,000	22/08/22	150m2	2	1	0
5. 101/73 Flinders Lane	\$1,950,000	16/05/22	172m2	2	2	1
6. 7/365 Little Bourke Street	\$1,271,000	19/11/21	125m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A - Vacant	\$1250 / \$5431.55

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$3,077.05	\$640.34	\$6,800.00	\$10,517.39 - Apartment
\$293.14	\$246.36	\$709.04	\$1,248.54 - Car Park
			\$11,765.93

Size	Year Built	Complex/Block	Facilities
158m2	1887, converted 2000	6/6	N/A

Owners Corporation	Chattels
Ace Body Corp. Ph: 03 9417 1900	All fixed floor coverings, electric light fittings, window furnishings, mobile bar, projector & fridge/freezer

Building	Sale Method	Terms
-	Deadline Sale - 11/05/23 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.